

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

2/6/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-January 2, 2013 Meeting Minutes

Old Business:

Case No. BZA-12-0044 – Fence in front yard setback – 3362 Devonian Dr.:

A variance request submitted by Antonio Leon, for the property located at 3362 Devonian Dr., lot no. 13735 in the A-1 zoning district.

Section 1180.04 (b)(1) of the zoning code states "...fences and hedges may be located only in side or rear yards..." The applicant would like to install a fence in the front yard setback of the property.

New Business:

Case No. BZA-13-0001 – Accessory building over 500 sq ft, no paved access – 5645

Lindenwood Ln:

A variance request submitted by Kim Kupper, for the property located at 5645 Lindenwood Ln., lot no. 2702 in the R-0 zoning district.

Variance 1: Section 1143.06 (a) of the zoning code states "...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size." The applicant would like to construct a 600 square foot garage.

Variance 2: Section 1143.06 (f) of the zoning code states "An accessory building or structure which has a door opening(s) greater than six feet in width...must have paved access in accordance with subsection 1183.05(c)." The applicant is asking for a variance to waive the paving requirement to the proposed garage.

Case No. BZA-13-0003 – Reduce front yard setback – 5380 Winton Rd.:

A variance request submitted by Tom Bryant, for William & Michelle Campbell, for the property located at 5380 Winton Rd., lot no. 13954 in the A-1 zoning district.

Section 1145.05 (a) of the zoning code requires a 40 foot front yard setback in the A-1 zoning district. The applicant is requesting a variance to reduce the front yard setback to 20 feet.

Case No. BZA-13-0004 – Parking within 5 feet of the right of way – 4930 Dixie Hwy.:

A variance request submitted by Automotive Connection, for the property located at 4930 Dixie Hwy., lot no. PT 160 in the C-3 zoning district.

Section 1183.02 (b)(5) of the zoning code states "Off-street parking for facilities in all B-1, C and M zoning districts shall be set back a minimum of five feet from any adjoining street right-of-way line(s)." The applicant would like to park cars for sale within 5 feet of the right of way.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File